

PETITION FOR SPECIAL HEARING TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Special Hearing under Section 506.7 of the Baltimore County Zoning Regulations, to determine whether or not the Zoning Commissioner and/or Deputy Zoning Commissioner should approve a non-conforming use of a service garage.

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of the above Special Hearing advertising, posting, etc., upon filing of this Petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Contract Purchaser:
(Type or Print Name)
Signature
Address
City and State

Legal Owner(s):
(Type or Print Name)
Signature
(Type or Print Name)
Signature
Address
City and State

Attorney for Petitioner:
(Type or Print Name)
Signature
Address
City and State

Attorney's Telephone No.: 686-8274

ORDERED By The Zoning Commissioner of Baltimore County, this 23rd day of December, 1981, that the subject matter of this petition be advertised, as required by the Zoning Law of Baltimore County, in two newspapers of general circulation throughout Baltimore County, that property be posted, and that the public hearing be had before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the 24th day of February, 1981, at 10:30 o'clock A.M.

Zoning Commissioner of Baltimore County.

7. Section 101 of the Baltimore County Zoning Regulations defines a service garage (Garage, Service) as:

"A garage, other than a residential garage, where motor-driven vehicles are stored, equipped for operation, repaired, or kept for remuneration, hire or sale."

8. There were no protestants appearing in opposition to the petition.

and, therefore, the finding of a nonconforming use being conducted on the subject property will not adversely affect the health, safety, and general welfare of the community.

In applying the definition of service garage to the facts set forth above, it becomes obvious that the issue to be addressed is whether or not the repair of motor-driven vehicles owned and used in the normal course of the operation of a business constitutes a service garage or, in the alternative, whether such repair is an accessory use to the principal business.

In recapping the testimony, the original service garage operation began in the early 1950's and was continued within the improvement until Mrs. Macciucci sold the property to Mr. Sadler (Maryland Tool Company) in 1968. At that time, Mr. Sadler divided the improvement into segments and rented them to various tenants, to wit, Maryland Tool Company, ITT Harper, and Noble Trucking Company. It is Noble's use of 4,966 square feet that the petitioner is relying upon for a continuation of the service garage operation on the property since it is this square footage that was used by subsequent tenants for service garage work. In spite of the fact that the square footage for each tenant changed after the petitioner's purchase, it is contended that the service garage operation was continued by two of the tenants, to wit, International Tire (4,234 square feet) and Spot-A-Pot (3,712 square feet). It is not contended that the total areas leased (7,946 square feet) were used, but only the area previously used by Noble Trucking Company (4,966 square feet), which was later used in part by Spot-A-Pot to repair their trucks and by International Tire for their retail business. Assuming for sake of argument that repairs made to the trucks used by Spot-A-Pot in their business operation constitute a service garage, the total area

devoted to such use would then be limited. While performance of minor repairs to one's own business vehicles has been determined to constitute an accessory use and not a service garage as a principal use, the fact that service garage work was performed within an area of the improvement previously so designated would constitute sufficient evidence to satisfy the "continuous use" requirement of Section 104 (Nonconforming Uses) of the zoning regulations. Nonconformance becomes an issue because a service garage has not been a permitted use in an M.L. Zone since 1970. In view of this and the absence of any testimony indicating the exact date the service garage operation began, Section VIII—"F" Light Industrial Zone in the 1945 zoning regulations becomes relevant. This section stated:

"A. Use regulations: In the 'F' Light Industrial Zone, buildings, structures and land may be used, erected, altered or repaired for any use whatsoever, except the following:..."

Since service garage, defined as Garage, Public Service in the 1945 zoning regulations, was not one of the prohibited uses, it would have been a proper use. Section 253—Use Regulations of the M.L. Zone in the 1955 zoning regulations stated:

"The following uses only are permitted:

253.1—Non-residential uses permitted and as limited in B.R. Zone,..."

Section 236.1 of the Use Regulations of the B.R. Zone allowed:

"Uses permitted and as limited in B.M. Zone,"

which in Section 233 included "Garage, service". Assuming the service garage operation began in 1958, as indicated by Petitioner's Exhibit, and has continued from that date to the present, such use was permitted under the 1955 zoning regulations. If on the other hand it began prior to the 1955 zoning regulations, as evidenced by the testimony, it was a permitted use under the 1945 zoning regulations. The removal of a service garage use from the M.L. zoning regulations in 1970 has created the nonconforming status of the property.

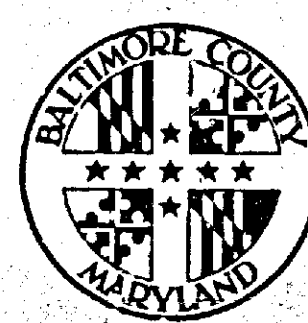
Therefore, IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 9th day of October, 1981, that a nonconforming use as a service garage

for 4,966 square feet has existed and has been conducted subsequent to the adoption of the 1955 zoning regulations continuously and without interruption to the present and, as such, should be and the same is hereby GRANTED the right to continue from and after the date of this Order, subject, however, to the following restrictions:

1. The nonconforming use shall not be expanded beyond that permitted by Section 104 of the Baltimore County Zoning Regulations (1975 edition).
2. Abandonment or discontinuance for a period of one year or more shall terminate the nonconforming use.
3. Damage by fire or other casualty of the improvement to the extent of 75% of its replacement cost at the time of such loss shall terminate the nonconforming use.
4. Compliance with the comments submitted by the Maryland Department of Transportation, dated January 2, 1981.
5. Compliance with the State Health Department, Division of Air Pollution Control, if the use requires a paint spraying process, underground gasoline storage tanks of 5,000 gallons or more, or any other equipment or process which exhausts into the atmosphere. If lubrication and/or oil changes are to be performed, the site plan shall indicate the method of elimination of waste oil in accordance with the Water Resources Administration requirements.
6. Compliance with the requirements of the Department of Permits and Licenses regarding the issuance, whether present or future, of occupancy permits.
7. A revised site plan, incorporating the restrictions set forth above, shall be submitted for approval by the Maryland Department of Transportation, the Department of Public Works, and the Office of Planning and Zoning.

Zoning Commissioner of Baltimore County

BALTIMORE COUNTY ZONING ADVISORY COMMITTEE



PETITION AND SITE PLAN

EVALUATION COMMENTS

BALTIMORE COUNTY OFFICE OF PLANNING & ZONING
County Office Building
111 W. Chesapeake Avenue
Towson, Maryland 21204

Your Petition has been received and accepted for filing this 23rd day of December, 1980.

Petitioner: William Lukens

Petitioner's Attorney: Robert Romacka/John Contrum

WILLIAM E. HAMMOND
Zoning Commissioner

Nicholas B. Commodari
Chairman, Zoning Plans
Advisory Committee

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

February 12, 1981

Robert J. Romacka, Esquire
John Contrum, Esquire
809 Eastern Boulevard
Baltimore, Maryland 21221

RE: Item No. 120
Petitioner - William Lukens
Special Hearing Petition

Dear Messrs. Romacka and Contrum:

The Zoning Plans Advisory Committee has reviewed the plans submitted with the above referenced petition. The following comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties are made aware of plans or problems with regard to the development plans that may have a bearing on this case. The Director of Planning may file a written report with the Zoning Commissioner with recommendations as to the suitability of the requested zoning.

Because of your client's proposal to prove that the existing service garage operation on the subject property is nonconforming, this hearing is required. In addition to the existing service garage operation, which appears to be operated by the Atlantic Tire Company, the site is also utilized for the storage of portable bathroom facilities.

The site plan must be revised to incorporate the enclosed comments from the State Highway Administration and, and curb stops must be provided along the parking, adjacent to the southerly property line. For information on the comments of the Department of Permits and Licenses, you may contact Mr. Ted Burman at 494-3507.

Enclosed are all comments submitted to this office from the committee members at this time. The remaining members felt that no comment was warranted. This petition was accepted for filing on the date of the enclosed certificate and a hearing scheduled accordingly.

Very truly yours,

NICHOLAS B. COMMODARI, Chairman
Zoning Plans Advisory Committee

Enclosures

cc: Frank S. Lee
1277 Neighbors Avenue
Baltimore, Md. 21237

RE: PETITION FOR SPECIAL HEARING : BEFORE THE ZONING COMMISSIONER
SW corner of Pulaski Hwy. and
65th St., 15th District : OF BALTIMORE COUNTY

WILLIAM LUKENS, Petitioner : Case No. 81-157-SPH

ORDER TO ENTER APPEARANCE

Mr. Commissioner:

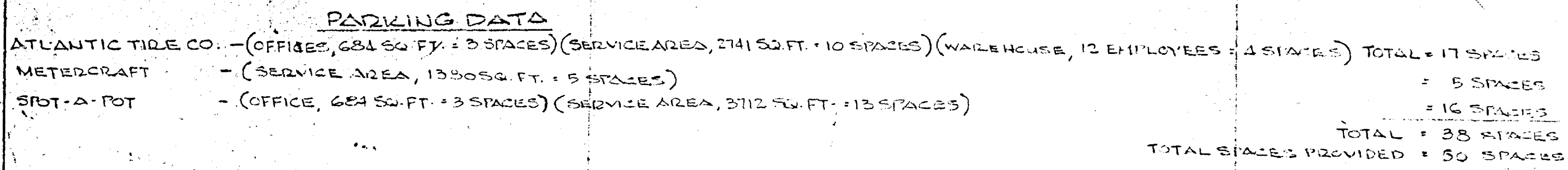
Pursuant to the authority contained in Section 524.1 of the Baltimore County Charter, I hereby enter my appearance in this proceeding. You are requested to notify me of any hearing date or dates which may be now or hereafter designated therefore, and of the passage of any preliminary or final Order in connection therewith.

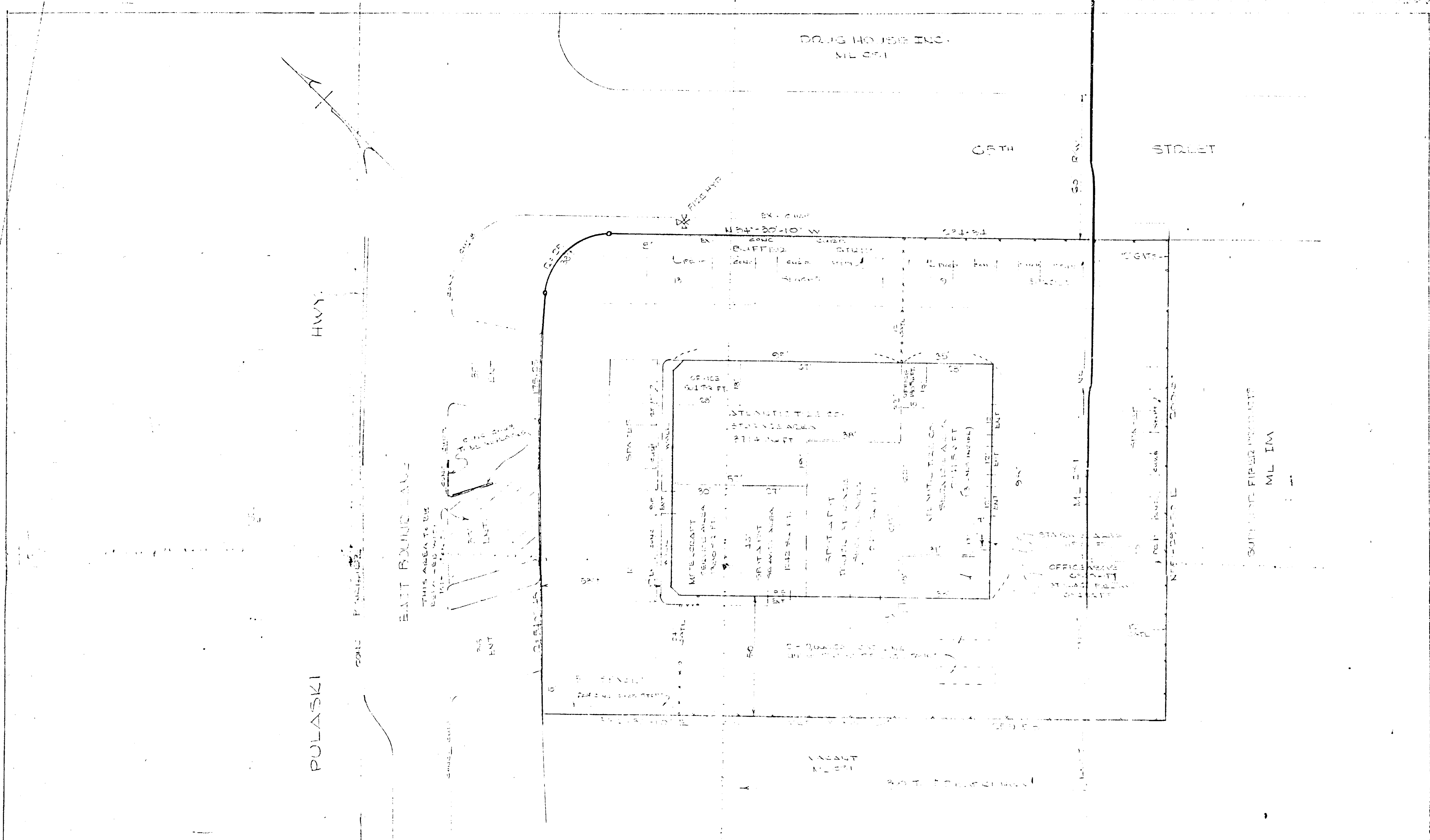
Peter Max Zimmerman
Deputy People's Counsel

John W. Hession, III
People's Counsel for Baltimore County
Rm. 223, Court House
Towson, Maryland 21204
494-2188

I HEREBY CERTIFY that on this 30th day of January, 1981, a copy of the foregoing Order was mailed to Robert J. Romacka, Esquire and John Contrum, Esquire, 809 Eastern Boulevard, Baltimore, Maryland 21221, Attorneys for Petitioner.

John W. Hession, III





EXISTING USES - SPOT-A-POT, OFFICE, STORAGE & SERVICE AREA.
 ATLANTIC TIRE CO., OFFICES, STORAGE & SERVICE AREA
 METERDRAFT CO., OFFICE & SERVICE AREA

PROPOSED USES - SAME

EXISTING ZONING - ML CSI AND ML IM

PROPOSED ZONING - SAME

AREA OF LOT - 110,000 SQ. FT.

AREA OF BLDG - OLD BLDG = 9210 SQ. FT. - NEW ADDITION = 37,245 SQ. FT. - TOTAL = 13,034 SQ. FT.

PARKING DATA

ATLANTIC TIRE CO.	-(OFFICES, 694 SQ. FT. = 3 SPACES)	(SERVICE AREA, 2741 SQ. FT. = 10 SPACES)	(WAITING AREA, 12,000 SQ. FT. = 1 SPACE)	TOTAL = 14 SPACES
METERDRAFT	-(SERVICE AREA, 13,800 SQ. FT. = 5 SPACES)			5 SPACES
SPOT-A-POT	-(OFFICE, 2,54 SQ. FT. = 3 SPACES)	(SERVICE AREA, 2712 SQ. FT. = 13 SPACES)		16 SPACES
				TOTAL = 35 SPACES
				TOTAL SPACES PROVIDED = 50 SPACES

SPECIAL EXEMPTION FOR NEW CONSTRUCTION FOR SPOT-A-POT GARAGE

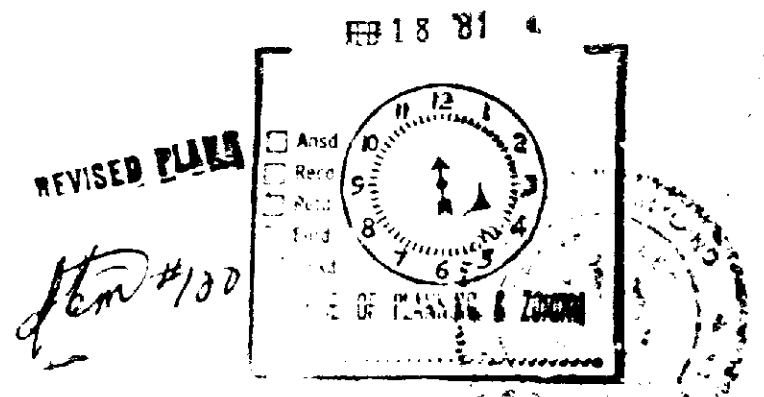
No. 1307 PULASKI HIGHWAY

15TH DISTRICT BALTIMORE COUNTY, MARYLAND

SCALE: 1" = 50'

DATE: 11/1/80

PETITIONER'S EXHIBIT 1



...for a period of one year or more shall ...
 ...the Department of Health Department, ...
 ...Control, if the use requires a paint spraying process, ...
 ...gasoline storage tanks of 5,000 gallons or more, or any other ...
 ...equipment or process which exhausts into the atmosphere. If lubrication ...
 ...and/or oil changes are to be performed, the site plan shall indicate ...
 ...the method of elimination of waste oil in accordance with the ...
 ...Resource Administration requirements.
 6. Compliance with the requirements of the Department of Health and ...
 ...Licenses regarding the issuance, whether present or future, of ...
 ...occupancy permits.
 7. A revised site plan, incorporating the restrictions set forth above, ...
 ...shall be submitted for approval by the Maryland Department of ...
 ...Transportation, the Department of Public Works, and the Office of ...
 ...Planning and Zoning.

EXISTING USES - SPT-A-TOT, OFFICE, RETAIL ...
 ATLANTIC TIRE CO., OFFICE ...
 METROQUART ...
 PROPOSED USES - SAME
 EXISTING ZONING - MC 51 ...
 PROPOSED ZONING - SAME
 AREA OF LOT - 100,000 ...
 AREA OF BLDG - OLD BLDG 1910 WEST ...

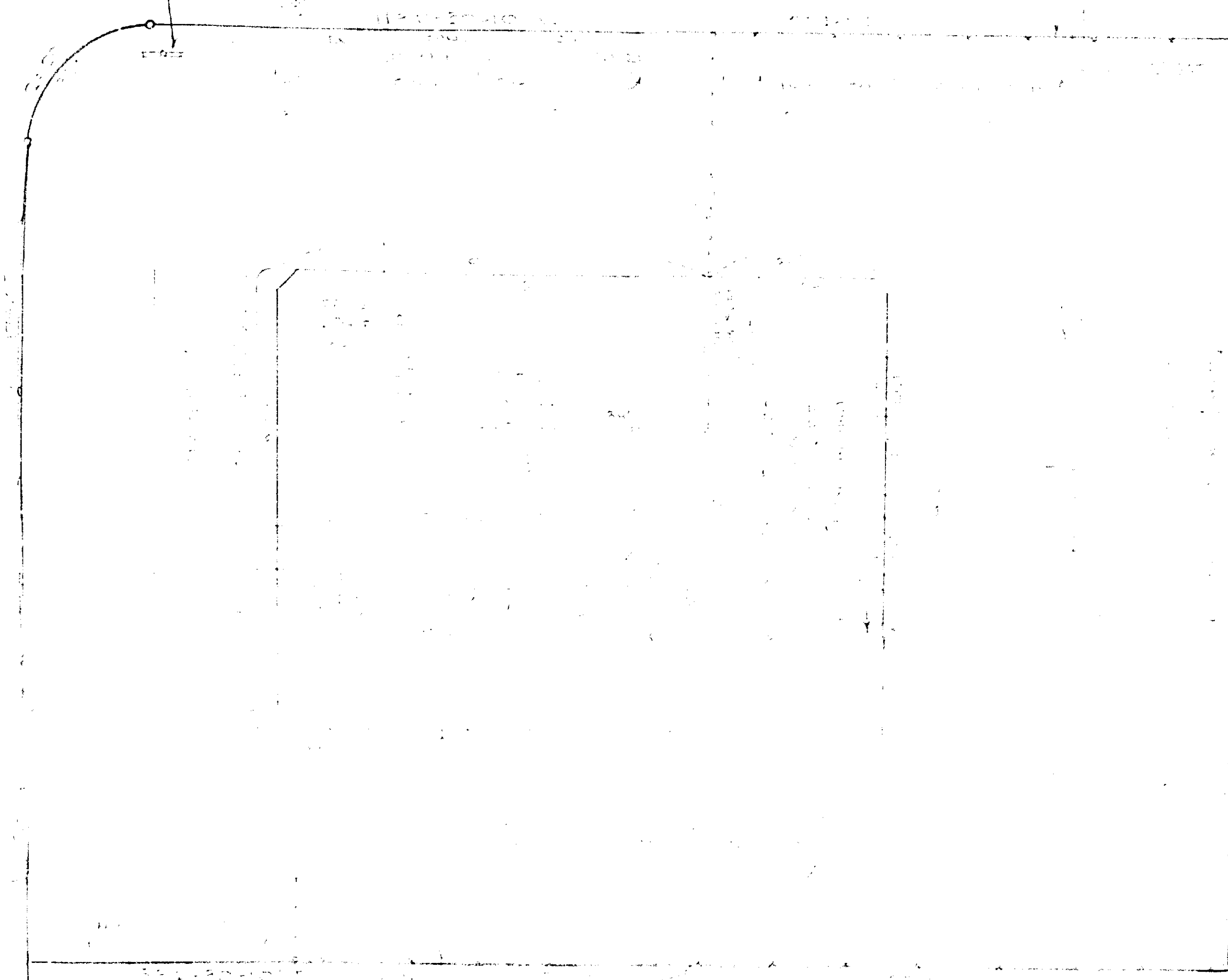
ATLANTIC TIRE CO. - ...
 METROQUART - ...
 SPT-A-TOT - ...

PLANNING AND ZONING
 BY Col. R. H. ...
 DATE 12/21/81
 81-157-5P11

PLAN 1

PLAN 1

PLAN 1



1. The building shall not be occupied beyond that permitted by Section 104 of the Baltimore County Zoning Regulations (1975).
2. Abandonment or discontinuance for a period of one year or more shall terminate the nonconforming use.
3. Damage by fire or other casualty of the improvements to the extent of 50% of its replacement cost at the time of such loss shall terminate the nonconforming use.
4. Compliance with the State Health Department, Division of Air Pollution Control, if the use requires a paint spraying process, underground gasoline storage tanks of 5,000 gallons or more, or any other equipment or process which exhausts into the atmosphere. If lubrication and/or oil changes are to be performed, the site plan shall indicate the method of elimination of waste oil in accordance with the latest Resource Administration requirements.
5. Compliance with the requirements of the Department of Permits and Licenses regarding the issuance, whether present or future, of necessary permits.
6. A revised site plan, incorporating the restrictions set forth above, shall be submitted for approval by the Maryland Department of Transportation, the Department of Public Works, and the Office of Planning and Zoning.

EXISTING USES - SOUT-A-POT, OFFICE, STORAGE, SERVICE AREA.
ATLANTIC TIRE CO., OFFICIAL ESTIMATE: 10,000 SQ. FT.
METROQUEST CO., OFFICE, SERVICE AREA.
EXISTING USES - SAME
EXISTING ZONING - MD 10-100-1A
PROPOSED ZONING - SAME
AREA OF LOT - 100,000
AREA OF BLDG - OLD BLDG - 92,000 SQ. FT. - NEW ADDITION - 8,000 SQ. FT. - TOTAL - 100,000 SQ. FT.

REZONING DATA

ATLANTIC TIRE CO. - (OFFICIAL) 10,000 SQ. FT. (REZONING) 10,000 SQ. FT.
METROQUEST CO. - (OFFICIAL) 10,000 SQ. FT. (REZONING) 10,000 SQ. FT.
SOUT-A-POT - (OFFICIAL) 10,000 SQ. FT. (REZONING) 10,000 SQ. FT.

PLAN 1
CHECKED BY Cal R. R. R.
DATE 12/21/81

DRUG HOUSE INC.
ML CSI

65TH

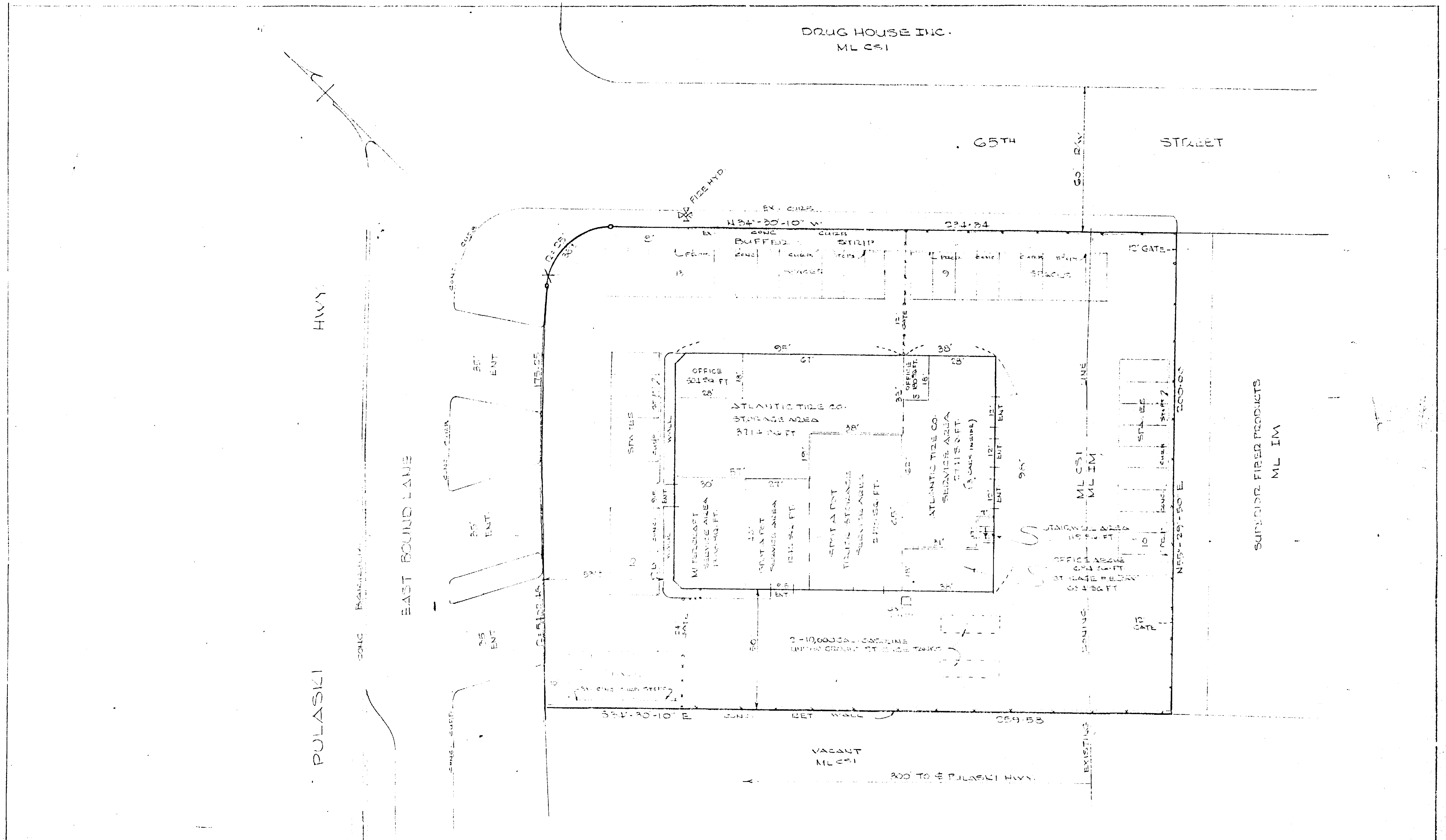
STREET

HVY

EAST BOUND LANE

PULASKI

SUPERIOR FIBER PRODUCTS
ML IM

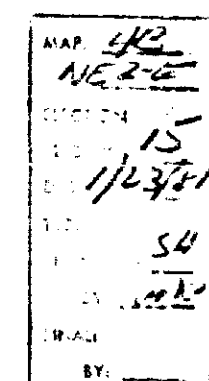


EXISTING USES - SPOT-A-POT, OFFICE, STORAGE & SERVICE AREA.
ATLANTIC TILE CO., OFFICE, STORAGE & SERVICE AREA
METEORCAST CO., OFFICE & SERVICE AREA
PROPOSED USES - SAME
EXISTING ZONING - ML CSI AND ML IM
PROPOSED ZONING - SAME
AREA OF LOT - 110,000 SQ. FT.
AREA OF BLDG - OLD BLDG = 9,310 SQ. FT. - NEW ADDITION = 3,724 SQ. FT. - TOTAL = 13,034 SQ. FT.

SPECIAL HEADING FOR NON CONFORMING USE FOR SERVICE GARAGE

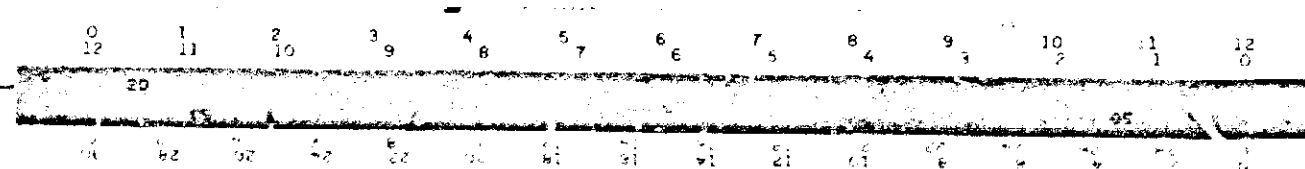
NO. 1505 PULASKI HIGHWAY
15TH DISTRICT BALTIMORE COUNTY, MARYLAND
SCALE: 1" = 20'

Date: 11-14-80



PARKING DATA

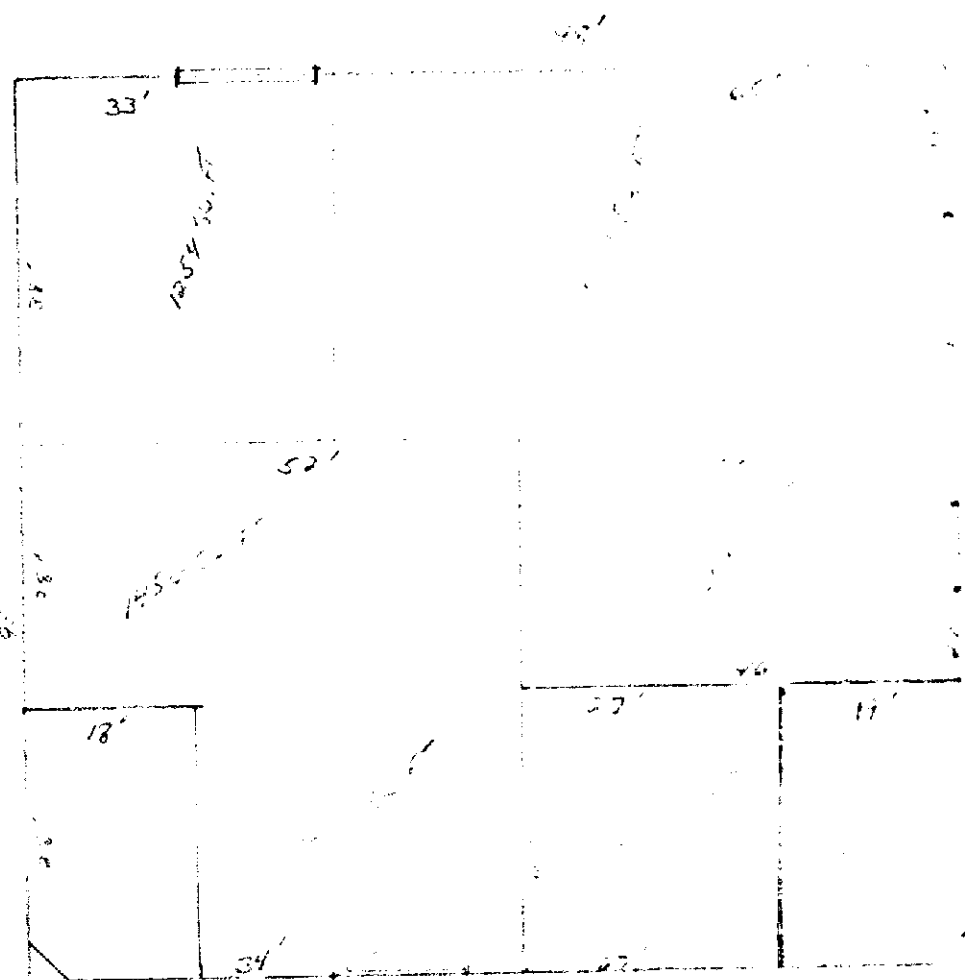
ATLANTIC TILE CO. - (OFFICE, 6015 SQ. FT. = 8 SPACES) (SERVICE AREA, 2715 SQ. FT. = 10 SPACES) (WAREHOUSE, 12 EMPLOYEES = 4 SPACES) TOTAL = 17 SPACES
METEORCAST - (SERVICE AREA, 13,000 SQ. FT. = 5 SPACES) = 5 SPACES
SPOT-A-POT - (OFFICE, 600 SQ. FT. = 3 SPACES) (SERVICE AREA, 2712 SQ. FT. = 13 SPACES) = 16 SPACES
TOTAL = 38 SPACES
TOTAL SPACES PROVIDED = 50 SPACES



FRANK A. LEE
1411 N. MONTGOMERY AVE.
BALTIMORE, MARYLAND

USE PRIOR TO

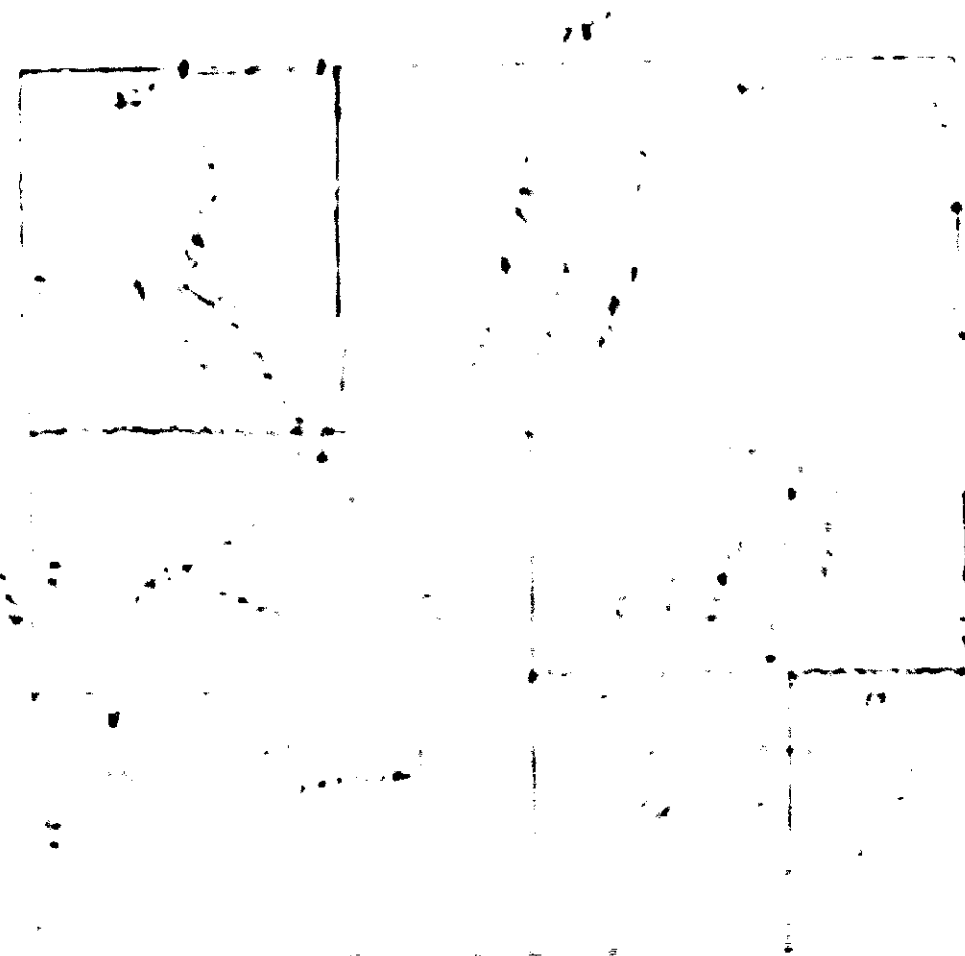
PETITIONER'S
EXHIBIT 2



PULASKI HIGHWAY

USE PRIOR TO ADDITION

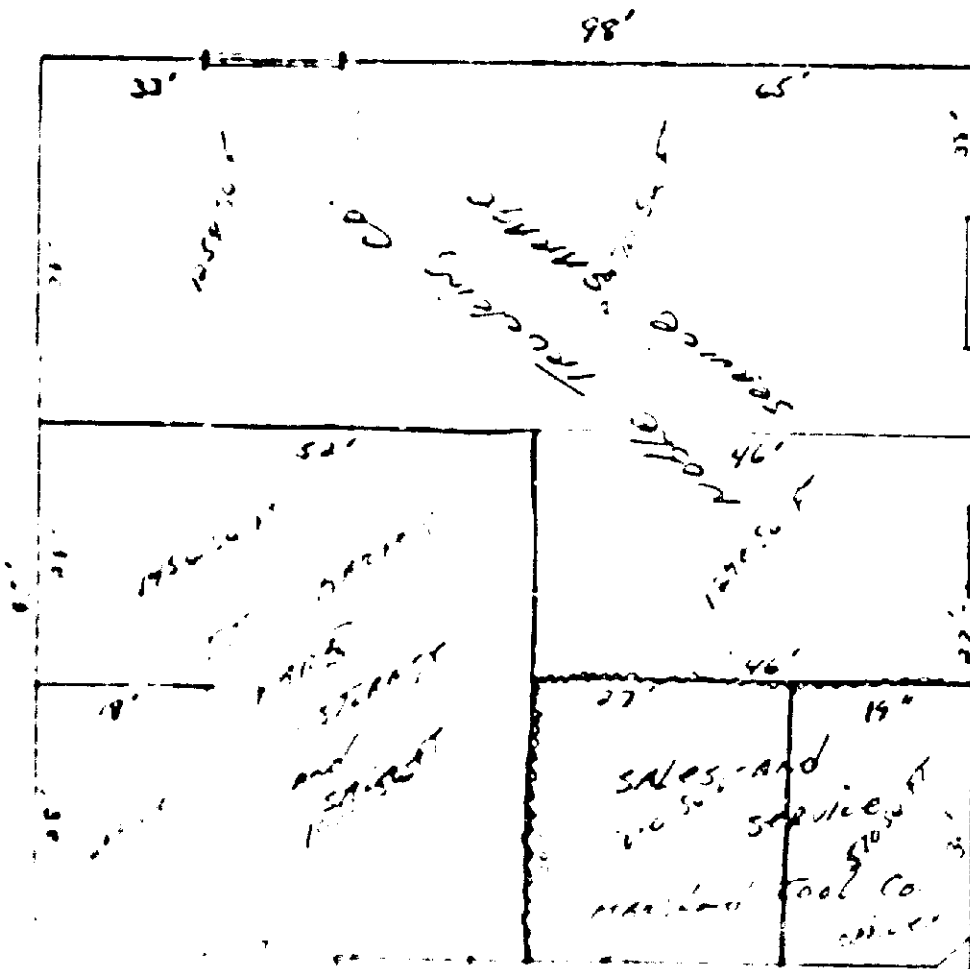
PETITIONER'S
EXHIBIT 1



USE PRIOR TO ADDITION

PRE-1976 PURCHASE BY
PETITIONER'S

PETITIONER'S
EXHIBIT 3



PULASKI HIGHWAY

Pursuant to the advertisement, posting of property, and public hearing on the petition and it appearing that by reason of the following finding of facts:

1. The subject property is located on the southwest corner of Pulaski Highway and 65th Street, contains 1.10 acres of land with an improvement comprising 1,034 square feet, and is zoned both M.L.-C.S-1 and M.L.-I.M., all as indicated on the revised site plan prepared by Frank S. Lee, dated November 14, 1980, and marked Petitioner's Exhibit 1. The portion of the subject site existing in the M.L.-I.M. area is presently used for ten parking spaces.
2. At the time the petitioner acquired the property in 1977, the improvement that existed thereon contained 9,310 square feet and was being used by Maryland Tool Company (1,320 square feet), Noble Trucking Company (4,966 square feet), and ITT Harper (2,980 square feet), as indicated on Petitioner's Exhibit 3.
3. Since 1976, the tenants, as well as the square footage utilized by each, have changed so that International Tire utilized 4,234 square feet, Spot-A-Pot utilized 3,712 square feet, and Metercraft (successor of Maryland Tool Company) utilized 1,320 square feet (Petitioner's Exhibit 4).
4. Petitioner's Exhibit 1 indicates the present tenants are Metercraft (1,380 square feet), Spot-A-Pot (4,515 square feet), and Atlantic Tire Company (7,139 square feet), successor of International Tire.
5. Testimony by Mrs. Mary Macchiucci, immediate predecessor in title to Mr. Sadler (Maryland Tool Company), as well as her daughter, Mrs. Ann Postlerle, indicated that the property was owned by Mrs. Macchiucci from the early 1950's until its sale to Mr. Sadler in 1968 and was used during that period as a service garage in the then existing improvement containing 9,310 square feet. Petitioner's Exhibit 5, dated August, 1958, shows both of these witnesses, as they appeared at that time, standing in front of the subject improvement. Other witnesses appearing on behalf of the petitioner testified to the interior alterations made to the existing improvement to provide the subsequent tenants of Mr. Sadler with the square footage required by each business.
6. Testimony further disclosed that Noble Trucking Company and ITT Harper both continued the service garage operation in conjunction with the servicing of trucks for Noble customers and by ITT Harper for their own trucks. The actual square footage used by each for the service garage operations is not known, but did not exceed a total of 4,966 square feet. As tenants changed, some repair work was performed by the tenants as required maintenance for their own vehicles or, in the case of International Tire (now Atlantic Tire Company), for some retail customers as part of their total operation as a retail distribution center. The work performed by International Tire required the installation of lifts, a crane for lifting truck bodies, and alignment equipment. Both testimony and Petitioner's Exhibit 1 indicated that International Tire became a tenant about the same time as the transfer of title to the petitioner in 1976 and that they were the predecessor of Atlantic Tire Company as to 4,234 square feet, as well as a new tenant for the additional required space of 2,905 square feet. The service garage operation for Spot-A-Pot consisted of changing oil, lubrication, and minor repairs to their own vehicles.



BALTIMORE COUNTY
DEPARTMENT OF PUBLIC WORKS
TOWSON, MARYLAND 21204

HARRY J. PISTEL, P.E.
DIRECTOR

January 29, 1981

Mr. William E. Hammond
Zoning Commissioner
County Office Building
Towson, Maryland 21204

Re: Item #120 (1980-1981)
Property Owner: William Lukens
County Office Bldg.
Acres: 1.10 Acres District: 15th

Dear Mr. Hammond:

The following comments are furnished in regard to the plat submitted to this office for review by the Zoning Advisory Committee in connection with the subject item.

General:

This property comprises Lots 1 and 2 of "Pulaski Acres", recorded J.W.B. 14, Folio 115.

65th Street is constructed as a 36-foot closed section roadway on the 50-foot right-of-way shown on the aforesaid Record Plat, (also see Drawing #53-2810, File 5).

Baltimore County highway and utility improvements are not directly involved.

This office has no further comment in regard to the plan submitted for Zoning Advisory Committee review in connection with this Item 120 (1980-1981).

Very truly yours,

Robert A. Morison
ROBERT A. MORISON, P.E., Chief
Bureau of Public Services

RAM:EAM:FWR:ms

J-SE Key Sheet
5 & 6 NE 17 Pos. Sheets
NE 2 E Topo
96 Tax Map



Maryland Department of Transportation

State Highway Administration

James J. O'Donnell
Secretary
M. S. Caltrider
Administrator

January 2, 1981

Mr. William Hammond
Zoning Commissioner
County Office Bldg.
Towson, Maryland 21204

Re: ZAC Meeting, December 23, 1980
ITEM: #120
Property Owner: William Lukens
Location: SW/Corner Pulaski Highway, Route 40-E & 65th St.
Existing Zoning: ML-CST & ML-IM
Proposed Zoning: Special
Hearing to approve a non-conforming use of a service garage for 7305 Pulaski Highway.
Acres: 1.10 Acres
District: 15th

Attention: Mr. N. Commodari

Dear Mr. Hammond:

On review of the plan submitted and field inspection, the State Highway Administration requests that the plan be revised.

Due to the deteriorated condition of the concrete curb and entrance surface the central point of access, repairs or replacement must be made.

It is requested that the plan be revised prior to a hearing date.

I am sending a sketch to show the areas of improvement needed.

Very truly yours,

Charles Lee, Chief
Bureau of Engineering
Access Permits

By: George Wiltman

CL:GW:maw

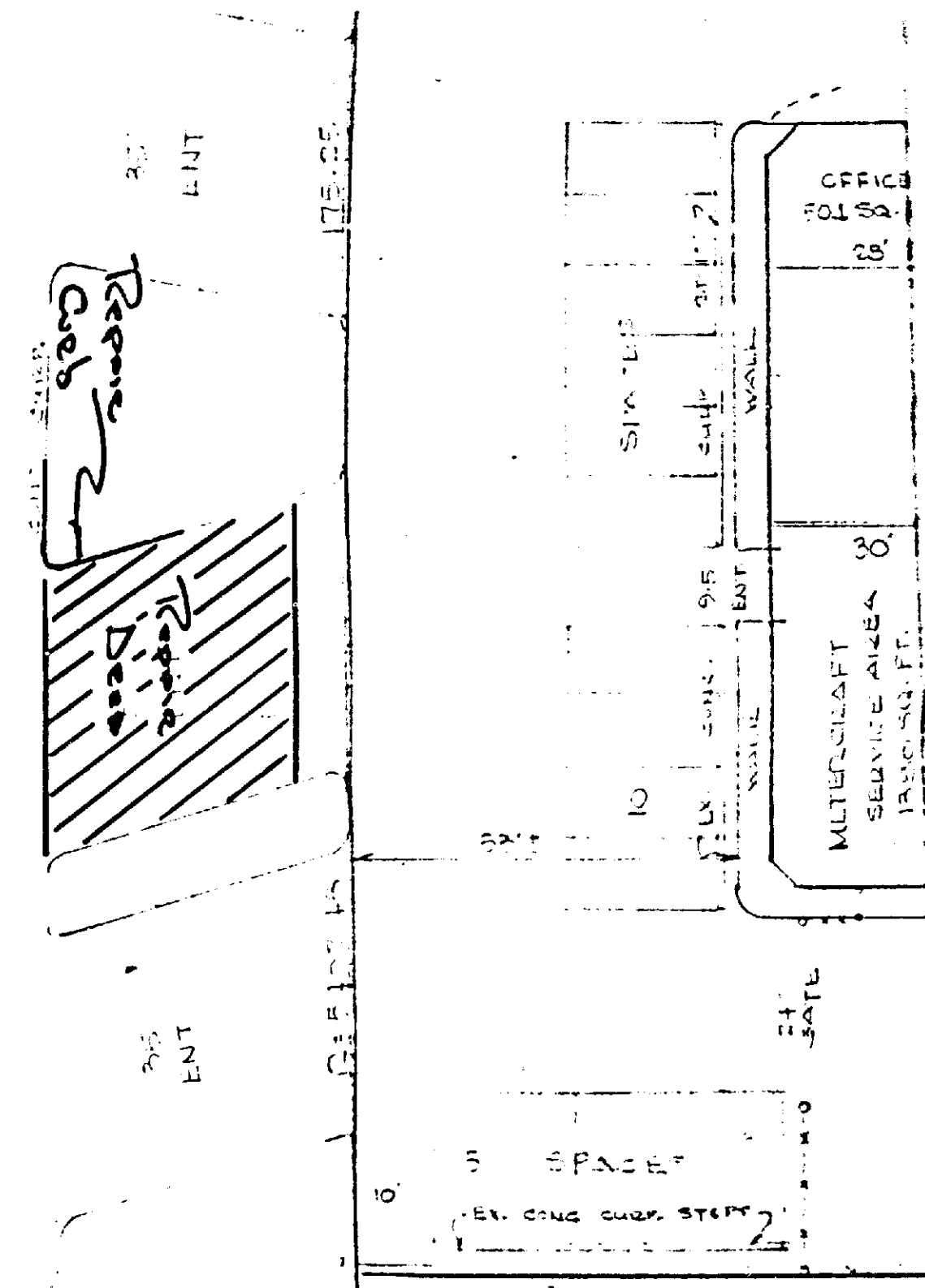
Attachment

cc: Mr. J. Wimbler

My telephone number is (301) 383-4320

P.O. Box 717 / 300 West Preston Street, Baltimore, Maryland 21203

EAST BALTIMORE



BALTIMORE COUNTY
OFFICE OF PLANNING AND ZONING
TOWSON, MARYLAND 21204
494-3211

NORMAN E. GERDER
DIRECTOR

February 2, 1981

Mr. William Hammond, Zoning Commissioner
Zoning Advisory Committee
Office of Planning and Zoning
Baltimore County Office Building
Towson, Maryland 21204

Dear Mr. Hammond:

Comments on Item #120, Zoning Advisory Committee Meeting, December 23, 1980, are as follows:

Property Owner: William Lukens
Location: SW/ corner Pulaski Highway and 65th Street
Acres: 1.10 acres
District: 15th

This office has reviewed the subject petition and offers the following comments. These comments are not intended to indicate the appropriateness of the zoning in question, but are to assure that all parties are made aware of plans or problems with regard to development plans that may have a bearing on this petition.

This plan has been reviewed and there are no site-planning factors requiring comment.

Very truly yours,

John L. Wimbler
John L. Wimbler
Planner III
Current Planning and Development



BALTIMORE COUNTY
DEPARTMENT OF HEALTH
TOWSON, MARYLAND 21204

DONALD J. ROOP, M.D., M.P.H.
DEPUTY STATE & COUNTY HEALTH OFFICER

January 21, 1981

Mr. William E. Hammond, Zoning Commissioner
Office of Planning and Zoning
County Office Building
Towson, Maryland 21204

Dear Mr. Hammond:

Comments on Item #120, Zoning Advisory Committee Meeting of December 23, 1980, are as follows:

Property Owner: William Lukens
Location: SW/Corner Pulaski Highway & 65th Street
Existing Zoning: ML-CST & ML-IM
Proposed Zoning: Special Hearing to approve a non-conforming use of a service garage for 7305 Pulaski Highway
Acres: 1.10
District: 15th

Metropolitan water and sewer exist, therefore no health hazards are anticipated.

Very truly yours,

Jan J. Porzest
Jan J. Porzest, Director
BUREAU OF ENVIRONMENTAL SERVICES

IJP/mw



BALTIMORE COUNTY
FIRE DEPARTMENT
TOWSON, MARYLAND 21204
825-7310

FRANK H. REISKE
Chief

Mr. William Hammond
Zoning Commissioner
Office of Planning and Zoning
Baltimore County Office Building
Towson, Maryland 21204

Attention: Nick Commodari, Chairman
Zoning Plans Advisory Committee

RE: Property Owner: William Lukens

Location: SW/Corner Pulaski Highway & 65th Street

Item No.: 120 Zoning Agenda: Meeting of December 23, 1980

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below marked with an "X" are applicable and required to be corrected or incorporated into the final plans for the property.

() 1. Fire hydrants for the referenced property are required and shall be located at intervals or _____ feet along an approved road in accordance with Baltimore County Standards as published by the Department of Public Works.

() 2. A second means of vehicle access is required for the site.

() 3. The vehicle dead end condition shown at _____

EXCEEDS the maximum allowed by the Fire Department.

() 4. The site shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning of operation.

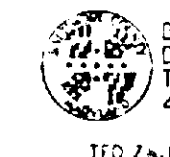
(X) 5. The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the National Fire Protection Association Standard No. 101 "Life Safety Code", 1976 Edition prior to occupancy.

() 6. Site plans are approved, as drawn.

() 7. The Fire Prevention Bureau has no comments, at this time.

Reviewed by: *George M. Haggan*
Noted and Approved: _____
Special Inspection Division Fire Prevention Bureau

/mb



BALTIMORE COUNTY
DEPARTMENT OF PERMITS & LICENSES
TOWSON, MARYLAND 21204
494-3010

TID L. ESKER
DIRECTOR

January 22, 1981

Mr. William E. Hammond, Zoning Commissioner
Office of Planning and Zoning
County Office Building
Towson, Maryland 21204

Dear Mr. Hammond:

Comments on Item #120 Zoning Advisory Committee Meeting, December 23, 1980 are as follows:

Property Owner: William Lukens
Location: SW/ corner Pulaski Highway & 65th Street
Existing Zoning: ML-CST & ML-IM
Proposed Zoning: Special Hearing to approve a non conforming use of a service garage for 7305 Pulaski Highway.

Acres: 1.10
District: 15th

The items checked below are applicable:

- A. All structures shall conform to the Baltimore County Building Code 1978, the State of Maryland Code for the Handicapped and Aged; and other applicable Codes.
- B. A building/ _____ permit shall be required before beginning construction.
- C. Residential: Three sets of construction drawings are required to file a permit application. Architect/Engineer seal is/ is not required.
- D. Commercial: Three sets of construction drawings with a Maryland Registered Architect or Engineer shall be required to file a permit application.
- E. In wood frame construction an exterior wall erected within 6' 0" of an adjacent lot line shall be of one hour fire resistive construction, no openings permitted within 3' 0" of lot line. A minimum 8" masonry firewall is required if construction is on the lot line.
- F. Requested variance conflicts with the Baltimore County Building Code, Section/s _____
- G. A change of occupancy shall be applied for, along with an alteration permit application, and three required sets of drawings indicating how the structure will meet the Code requirements for the proposed change. Drawings may require a professional seal.
- H. Before this office can comment on the above structure, please have the owner, thru the services of a Registered in Maryland Architect or Engineer certify to this office, that the structure for which a proposed change in use is proposed comply with the height/area requirements of Table 305 and the required construction classification of Table 210.

X I. Comments It is assumed the structure and its occupancies are legally entitled to occupy this structure thru past permits, etc. Section 119.3 should be effective in this type of hearing. It is assumed this is not a service garage which performs full motor repairs but is limited to tires, batteries and accessories. These comments reflect only on the information provided by the drawing and submitted to the office of Planning and Zoning and are not intended to be construed as the full extent of any permit. If desired additional information may be obtained by visiting Room #122 (Plans Review) at 111 West Chesapeake Ave., Towson.

Very truly yours,

Charles E. Burdick
Charles E. Burdick, Chief
Plans Review

CEB:rrj

BALTIMORE COUNTY PUBLIC SCHOOLS

Robert Y. Dubel, Superintendent

Towson, Maryland - 21204

Date: January 5, 1981

Mr. William E. Hammond
Zoning Commissioner
Baltimore County Office Building
1111 West Chesapeake Avenue
Towson, Maryland 21204

Z.A.C. Meeting of: December 23, 1980

RE: Item No: 116, 117, 118, 119, 120, 121
Property Owner:
Location:
Present Zoning:
Proposed Zoning:

District:
No. Acres:

Dear Mr. Hammond:

All of the above have no bearing on student population.

Very truly yours,
Wm. Nick Petrovich
Wm. Nick Petrovich, Assistant
Department of Planning

WNP/bp

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Mr. W. E. Hammond
Zoning Commissioner
Date: February 3, 1981
FROM: Norman E. Gerber, Director
Office of Planning and Zoning
SUBJECT: Petition No. 81-157-SPH Item 120

Petition for Special Hearing
Southwest corner of Pulaski Highway and 65th Street
Petitioner- William Lukens

Fifteenth District

HEARING: Tuesday, February 24, 1981 (10:30 A.M.)

There are no comprehensive planning factors requiring comment on this petition.

Norman E. Gerber
Norman E. Gerber, Director
Office of Planning and Zoning

NEG:JGH:bb

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Mr. W. E. Hammond
Zoning Commissioner
Date: February 3, 1981
FROM: Norman E. Gerber, Director
Office of Planning and Zoning
SUBJECT: Petition No. 81-157-SPH Item 120

Petition for Special Hearing
Southwest corner of Pulaski Highway and 65th Street
Petitioner- William Lukens

Fifteenth District

HEARING: Tuesday, February 24, 1981 (10:30 A.M.)

There are no comprehensive planning factors requiring comment on this petition.

Norman E. Gerber
Norman E. Gerber, Director
Office of Planning and Zoning

NEG:JGH:bb

January 27, 1981

Robert J. Romadka, Esquire
809 Eastern Boulevard
Baltimore, Maryland 21221

NOTICE OF HEARING

RE: Petition for Special Hearing - SW/C of Pulaski
Highway and 65th Street - William Lukens
Case No. 81-157-SPH

TIME: 10:30 A.M.

DATE: Tuesday, February 24, 1981

PLACE: ROOM 106 COUNTY OFFICE BUILDING, 111 W. CHESAPEAKE AVENUE,

TOWSON, MARYLAND

Frank S. Lee
ZONING COMMISSIONER OF
BALTIMORE COUNTY

BALTIMORE COUNTY
OFFICE OF PLANNING & ZONING
TOWSON, MARYLAND 21204
494-0353

WILLIAM E. HAMMOND
ZONING COMMISSIONER

February 9, 1981

Robert J. Romadka, Esquire
809 Eastern Boulevard
Baltimore, Maryland 21221

RE: Petition for Special Hearing
SW/C of Pulaski Hwy & 65th St.
William Lukens
Case No. 81-157-SPH

Dear Mr. Romadka:

This is to advise you that \$52.00 is due for advertising and posting of the above-property.

Please make check payable to Baltimore County, Maryland and remit to Sondra Jones, Room 113, County Office Building, Towson, Maryland 21204, before the hearing.

Very truly yours,
William E. Hammond
WILLIAM E. HAMMOND
Zoning Commissioner

WEH:sj

Early Hearing!
90-2099

ROBERT J. ROMADKA
ATTORNEY AT LAW
809 EASTERN BOULEVARD
TOWSON, MARYLAND 21221
December 15, 1980

William Hammond, Zoning Commissioner
Room 109
County Office Building
Towson, Maryland 21204

RE: Non-Conforming Use
7305 Pulaski Highway
Case No. 190

Dear Mr. Hammond:

We have filed our Petition for Special Hearing to establish a non-conforming use with reference to the property owned by Mr. William Lukens located at 7305 Pulaski Highway.

Mr. Lukens, the legal owner, is in Florida at this time and plans to be there for several weeks. He plans, however, to be in town during the week of January 9 to 14th, 1981. It would be greatly appreciated if the hearing in this matter could be set for sometime during that period.

Any courtesy which you could give us in this matter would be greatly appreciated.

Very truly yours,
John B. Gontrum
John B. Gontrum

JBG/jc

cc: Mr. William Lukens
Mr. Nicholas Commadari

Early Hearing!
90-2099

ROBERT J. ROMADKA
ATTORNEY AT LAW
809 EASTERN BOULEVARD
TOWSON, MARYLAND 21221
December 15, 1980

William Hammond, Zoning Commissioner
Room 109
County Office Building
Towson, Maryland 21204

RE: Non-Conforming Use
7305 Pulaski Highway
Case No. 190

Dear Mr. Hammond:

We have filed our Petition for Special Hearing to establish a non-conforming use with reference to the property owned by Mr. William Lukens located at 7305 Pulaski Highway.

Mr. Lukens, the legal owner, is in Florida at this time and plans to be there for several weeks. He plans, however, to be in town during the week of January 9 to 14th, 1981. It would be greatly appreciated if the hearing in this matter could be set for sometime during that period.

Any courtesy which you could give us in this matter would be greatly appreciated.

Very truly yours,
John B. Gontrum
John B. Gontrum

JBG/jc

cc: Mr. William Lukens
Mr. Nicholas Commadari

Phone: 687-6922

FRANK S. LEE

Registered Land Surveyor

1277 NEIGHBORS AVE. - BALTIMORE, MD. 21237

December 4, 1980

No. 7305 Pulaski Highway
15th District Baltimore County, Maryland

Beginning for the same at the southwest corner of Pulaski Highway and 65th Street, and thence running and binding on the southeast side of Pulaski Highway by a line curving to the left with a radius of 5402.48 feet for a distance of 175.25 feet, thence leaving Pulaski Highway for two lines of division as follows: South 34 degrees 30 minutes 10 seconds East 259.58 feet and North 55 degrees 29 minutes 50 seconds East 200 feet to the south west side of 65th Street, and hence running and binding on the southwest side of 65th Street North 34 degrees 30 minutes 10 seconds West 234.34 feet to the place of beginning.

Containing 1.10 acres of land more or less.



[illegible]

PETITION MAPPING PROGRESS SHEET										
FUNCTION	Wall Map		Original		Duplicate		Tracing		200 Sheet	
	date	by	date	by	date	by	date	by	date	by
Descriptions checked and outline plotted on map										
Petition number added to outline										
Demolition										
Granted by ZC, BA, CC, CA										
Reviewed by: <u>DI</u>					Revised Plan: _____					
					Change in outline or description _____ Yes _____ No					
Previous case: <u>None</u>					Map # _____					

Petition For Special Hearing

15th District
Zoning: Petition for Special Hearing
Location: Southwest corner of Pulaski Highway and 65th Street
Date & Time: Tuesday, February 24, 1981 at 10:30 A.M.

Public Hearing: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland.

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing:

Petition for Special Hearing under Section 500.7 of the Baltimore County Zoning Regulations, to determine whether or not the Zoning Commissioner and/or Deputy Zoning Commissioner should approve a non-conforming use of a service garage.

All that parcel of land in the Fifteenth District of Baltimore County

Beginning for the same at the southwest corner of Pulaski Highway and 65th Street, and thence running and binding on the southeast side of Pulaski Highway by a line curving to the left with a radius of 5402.48 feet for a distance of 175.25 feet, thence leaving Pulaski Highway for two lines of division as follows: - South 34 degrees 30' minutes 10" seconds East 259.58 feet and North 55 degrees 29' minutes 50" seconds East 200 feet to the south west side of 65th Street, and thence running and binding on the southwest side of 65th Street North 34 degrees 30' minutes 10" seconds west 234.34 feet to the place of beginning.

Containing 1.10 acres of land more or less.

Being the property of William Lukens, as shown on plat plan filed with the Zoning Department.

Hearing Date: Tuesday, Feb. 24, 1981 AT 10:30 A.M.

Public Hearing: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland.

BY ORDER OF William E. Hammond, Zoning Commissioner of Baltimore County

The Essex Times

Essex, Md., Feb. 5, 1981

This is to Certify, That the annexed

was inserted in The Essex Times, a newspaper

printed and published in Baltimore County, once in

each of successive

weeks before the 5th day of Feb.

1981

Publisher.

PETITION FOR SPECIAL HEARING 15th DISTRICT

ZONING: Petition for Special Hearing

LOCATION: Southwest corner of Pulaski Highway and 65th Street
DATE & TIME: Tuesday, February 24, 1981 at 10:30 A.M.

PUBLIC HEARING: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland.

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing:

Petition for Special Hearing under Section 500.7 of the Baltimore County Zoning Regulations, to determine whether or not the Zoning Commissioner and/or Deputy Zoning Commissioner should approve a non-conforming use of a service garage.

All that parcel of land in the Fifteenth District of Baltimore County Beginning for the same at the southwest corner of Pulaski Highway and 65th Street, and thence running and binding on the southeast side of Pulaski Highway by a line curving to the left with a radius of 5402.48 feet for a distance of 175.25 feet, thence leaving Pulaski Highway for two lines of division as follows: - South 34 degrees 30' minutes 10" seconds East 259.58 feet and North 55 degrees 29' minutes 50" seconds East 200 feet to the south west side of 65th Street, and thence running and binding on the southwest side of 65th Street North 34 degrees 30' minutes 10" seconds west 234.34 feet to the place of beginning.

Containing 1.10 acres of land, more or less.

Being the property of William Lukens, as shown on plat plan filed with the Zoning Department.

Hearing Date: Tuesday, February 24, 1981 at 10:30 A.M.

Public Hearing: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland.

By Order Of William E. Hammond, Zoning Commissioner of Baltimore County

Feb. 5.

CERTIFICATE OF PUBLICATION

TOWSON, MD., February 5, 1981

THIS IS TO CERTIFY, that the annexed advertisement was

published in THE JEFFERSONIAN, a weekly newspaper printed

and published in Towson, Baltimore County, Md., once in each

of one time ~~successive~~ before the 24th

day of February, 1981, the first publication

appearing on the 5th day of February

1981.

THE JEFFERSONIAN

L. Frank Smith, Manager.

Cost of Advertisement, \$

PETITION FOR SPECIAL HEARING 15th DISTRICT

ZONING: Petition for Special Hearing

LOCATION: Southwest corner of Pulaski Highway and 65th Street
DATE & TIME: Tuesday, February 24, 1981 at 10:30 A.M.

PUBLIC HEARING: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland.

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing:

Petition for Special Hearing under Section 500.7 of the Baltimore County Zoning Regulations, to determine whether or not the Zoning Commissioner and/or Deputy Zoning Commissioner should approve a non-conforming use of a service garage.

All that parcel of land in the Fifteenth District of Baltimore County Beginning for the same at the southwest corner of Pulaski Highway and 65th Street, and thence running and binding on the southeast side of Pulaski Highway by a line curving to the left with a radius of 5402.48 feet for a distance of 175.25 feet, thence leaving Pulaski Highway for two lines of division as follows: - South 34 degrees 30' minutes 10" seconds East 259.58 feet and North 55 degrees 29' minutes 50" seconds East 200 feet to the south west side of 65th Street, and thence running and binding on the southwest side of 65th Street North 34 degrees 30' minutes 10" seconds west 234.34 feet to the place of beginning.

Containing 1.10 acres of land, more or less.

Being the property of William Lukens, as shown on plat plan filed with the Zoning Department.

Hearing Date: Tuesday, February 24, 1981 at 10:30 A.M.

Public Hearing: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland.

By Order Of William E. Hammond, Zoning Commissioner of Baltimore County

Feb. 5.

CERTIFICATE OF PUBLICATION

TOWSON, MD., February 5, 1981

THIS IS TO CERTIFY, that the annexed advertisement was

published in THE JEFFERSONIAN, a weekly newspaper printed

and published in Towson, Baltimore County, Md., once in each

of one time ~~successive~~ before the 24th

day of February, 1981, the first publication

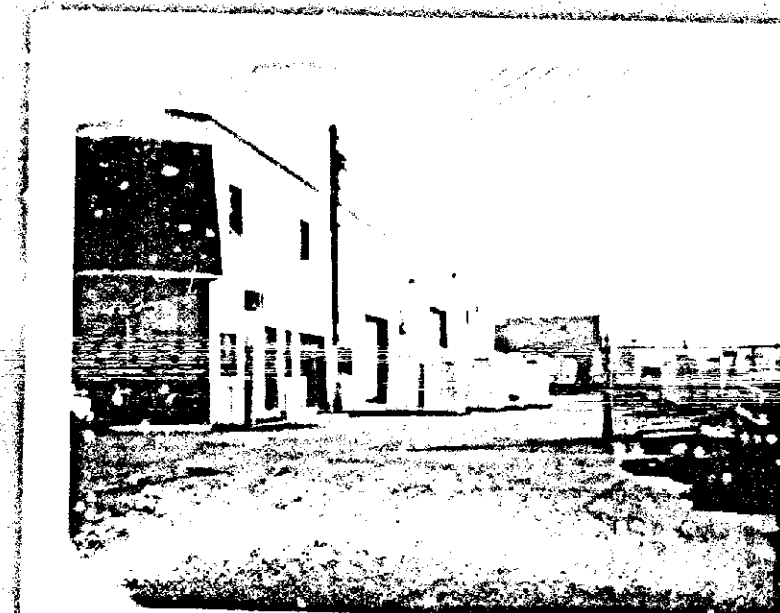
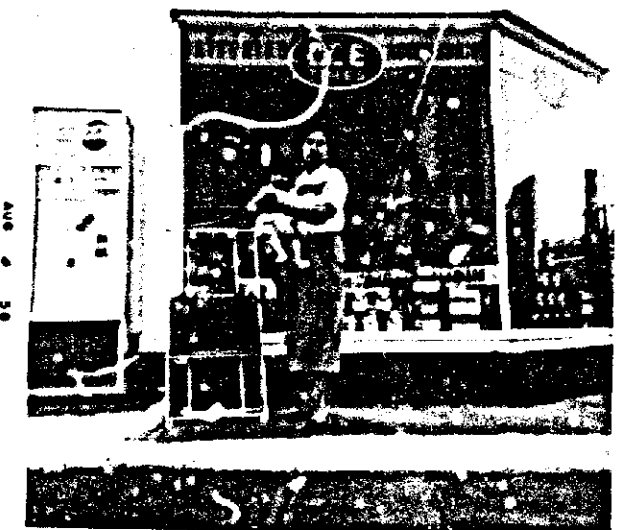
appearing on the 5th day of February

1981.

THE JEFFERSONIAN

L. Frank Smith, Manager.

Cost of Advertisement, \$



BALTIMORE COUNTY OFFICE OF PLANNING & ZONING

County Office Building
111 W. Chesapeake Avenue
Towson, Maryland 21204

Your Petition has been received this 15th day of December, 1980.*

Filing Fee \$ 25.00 Received: Check

Cash

Other (Money order)

William E. Hammond, Zoning Commissioner

Item 120
Petitioner William Lukens

Submitted by Robert Romadka

Petitioner's Attorney Robert Romadka Reviewed by Diana Zitter

*This is not to be interpreted as acceptance of the Petition for assignment of a hearing date.

No. 095139

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE-REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

DATE January 27, 1981 ACCOUNT 01-662

AMOUNT \$25.00

RECEIVED FROM Robert J. Romadka, Esquire

FOR Filing Fee for Case No. 81-157-SPH

VALIDATION OR SIGNATURE OF CASHIER

No. 095176

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE-REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

DATE Feb. 27, 1981 ACCOUNT 01-662

AMOUNT \$58.00

RECEIVED FROM William Lukens

FOR Adv. & Posting for Case No. 81-157-SPH

VALIDATION OR SIGNATURE OF CASHIER

Petition For Special Hearing

15th District
Zoning: Petition for Special Hearing
Location: Southwest corner of Pulaski Highway and 65th Street
Date & Time: Tuesday, February 24, 1981 at 10:30 A.M.

Public Hearing: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland.

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing:

Petition for Special Hearing under Section 500.7 of the Baltimore County Zoning Regulations, to determine whether or not the Zoning Commissioner and/or Deputy Zoning Commissioner should approve a non-conforming use of a service garage.

All that parcel of land in the Fifteenth District of Baltimore County

Beginning for the same at the southwest corner of Pulaski Highway and 65th Street, and thence running and binding on the southeast side of Pulaski Highway by a line curving to the left with a radius of 5402.48 feet for a distance of 175.25 feet, thence leaving Pulaski Highway for two lines of division as follows: - South 34 degrees 30' minutes 10" seconds East 259.58 feet and North 25 degrees 29' minutes 50" seconds East 200 feet to the south west side of 65th Street, and thence running and binding on the southwest side of 65th Street North 34 degrees 30' minutes 10" seconds West 234.34 feet to the place of beginning.

Containing 1.10 acres of land more or less.

Being the property of William Lukens, as shown on plat plan filed with the Zoning Department.

Hearing Date: Tuesday, Feb. 24, 1981

AT 10:30 A.M.

Public Hearing: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland.

BY ORDER OF

William E. Hammond
Zoning Commissioner
of Baltimore County

The Essex Times

Essex, Md., Feb. 5 1981

Petition
This is to Certify, That the annexed

was inserted in The Essex Times, a newspaper printed and published in Baltimore County, once in each of one successive weeks before the 5th day of Feb, 1981
Publisher.

PETITION FOR SPECIAL HEARING 15th DISTRICT

ZONING: Petition for Special Hearing
LOCATION: Southwest corner of Pulaski Highway and 65th Street
DATE & TIME: Tuesday, February 24, 1981 at 10:30 A.M.

PUBLIC HEARING: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland.

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing:

Petition for Special Hearing under Section 500.7 of the Baltimore County Zoning Regulations, to determine whether or not the Zoning Commissioner and/or Deputy Zoning Commissioner should approve a non-conforming use of a service garage.

All that parcel of land in the Fifteenth District of Baltimore County Beginning for the same at the southwest corner of Pulaski Highway and 65th Street, and thence running and binding on the southeast side of Pulaski Highway by a line curving to the left with a radius of 5402.48 feet for a distance of 175.25 feet, thence leaving Pulaski Highway for two lines of division as follows: - South 34 degrees 30' minutes 10" seconds East 259.58 feet and North 25 degrees 29' minutes 50" seconds East 200 feet to the south west side of 65th Street, and thence running and binding on the southwest side of 65th Street North 34 degrees 30' minutes 10" seconds West 234.34 feet to the place of beginning.

Containing 1.10 acres of land, more or less.

Being the property of William Lukens, as shown on plat plan filed with the Zoning Department.

Hearing Date: Tuesday, February 24, 1981 at 10:30 A.M.

Public Hearing: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland.

By Order Of

WILLIAM E. HAMMOND,
Zoning Commissioner
of Baltimore County
Feb. 5.

CERTIFICATE OF PUBLICATION

TOWSON, MD., February 5, 1981
THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md., once in each of one time ~~successive weeks~~ before the 24th day of February, 1981, the first publication appearing on the 5th day of February 1981.

THE JEFFERSONIAN,
L. Frank Strickland
Manager.

Cost of Advertisement, \$

PETITION FOR SPECIAL HEARING 15th DISTRICT

ZONING: Petition for Special Hearing
LOCATION: Southwest corner of Pulaski Highway and 65th Street
DATE & TIME: Tuesday, February 24, 1981 at 10:30 A.M.

PUBLIC HEARING: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland.

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing:

Petition for Special Hearing under Section 500.7 of the Baltimore County Zoning Regulations, to determine whether or not the Zoning Commissioner and/or Deputy Zoning Commissioner should approve a non-conforming use of a service garage.

All that parcel of land in the Fifteenth District of Baltimore County Beginning for the same at the southwest corner of Pulaski Highway and 65th Street, and thence running and binding on the southeast side of Pulaski Highway by a line curving to the left with a radius of 5402.48 feet for a distance of 175.25 feet, thence leaving Pulaski Highway for two lines of division as follows: - South 34 degrees 30' minutes 10" seconds East 259.58 feet and North 25 degrees 29' minutes 50" seconds East 200 feet to the south west side of 65th Street, and thence running and binding on the southwest side of 65th Street North 34 degrees 30' minutes 10" seconds West 234.34 feet to the place of beginning.

Containing 1.10 acres of land, more or less.

Being the property of William Lukens, as shown on plat plan filed with the Zoning Department.

Hearing Date: Tuesday, February 24, 1981 at 10:30 A.M.

Public Hearing: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland.

By Order Of

WILLIAM E. HAMMOND,
Zoning Commissioner
of Baltimore County
Feb. 5.

DUPLICATE CERTIFICATE OF PUBLICATION

TOWSON, MD., February 5, 1981
THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md., once in each of one time ~~successive weeks~~ before the 24th day of February, 1981, the first publication appearing on the 5th day of February 1981.

THE JEFFERSONIAN,
L. Frank Strickland
Manager.

Cost of Advertisement, \$ 22.75



BALTIMORE COUNTY OFFICE OF PLANNING & ZONING

County Office Building
111 W. Chesapeake Avenue
Towson, Maryland 21204.

Your Petition has been received this 15th day of December, 1980.*

Filing Fee \$ 25.00 Received: ☐ Check ☐ Cash ☒ Other (money order)

William E. Hammond
William E. Hammond, Zoning Commissioner

Item 120
Petitioner William Lukens Submitted by Robert Romadka

Petitioner's Attorney Robert Romadka Reviewed by Diana Tiller

*This is not to be interpreted as acceptance of the Petition for assignment of a hearing date.

No. 095139
BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT
DATE January 27, 1981 ACCOUNT 01-662
RECEIVED FROM Robert J. Romadka, Esquire AMOUNT \$25.00
FOR Billing Fee for Case No. 81-157-SPH
VALIDATION OR SIGNATURE OF CASHIER

No. 095176
BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT
DATE Feb. 27, 1981 ACCOUNT 01-662
RECEIVED FROM William Lukens AMOUNT \$53.00
FOR Adv. & Posting for Case No. 81-157-SPH
VALIDATION OR SIGNATURE OF CASHIER